PETITION FOR ZONING VARIANCE 85-198-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section _513_2 __to_allow for 2 signs with 606 Square Feet total (303 Sq. Ft. per side; in lieu of permitted square footage of 100 Sq. Ft. total 413.5 to allow for the erection of a sign at 40'Ht. in lieu of 25' Ht. allowed by code. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Our single story buildings as placed on site preclude visibility from 1-695. Therefore, in order to assure safe exiting onto Security Blvd. We are respectfully requesting a 13'x14',324 Sq. Ft. Total (162 Sq. FT. Per side) sign @ 40' 0A Ht. (Sign A) it is a standard in use throughout the Knights Inn chain and is specifically oriented to 1-695. 1A. The 40' Ht. is requested as there is an existing sign on our property by easement which would block or be blocked by a shorter sign. Property is to be posted and advertised as prescribed by Zoning Regulations. SEE BACK-CONT. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): --Cardinal-Industries_I The Colonial Company ∠Type or Print Name) Type or Print Name) Mres accusto (free 2040 S. Hamilton Road CHARLES KNOTT Columbus, Ohio 43227 City and State Attorney for Petitioner: Newton A. Williams, Esquire 401 Washington Ave. 301-321-9505 (Type or Print Name) Towson, Maryland 21204 City and State 204 V. Pennsylvania Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted Towsen MD 21204 --- Bryon J. Mollica-Cardinal Industries ------Address Columbus, Ohio 43227Phone No. day -----, 1984_, that the subject matter of this petition be advertised, as required of the Zoming Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be rosted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore the 16th day of January

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Zoning Commissioner

Chairman, Zoning Plans

Advisory Committee

Your petition has been received and accepted for filing this

Petitioner The Colonial Company

Attorney Bewton A. Williams, Esquire

Petitioner's

OR

BALTIMORE COUNTY ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date January 7, 1985

Norman E. Gerber, Director FROM Office of Planning & Zoning

SUBJECT Zoning Petition No. 85-198-A

It is this office's opinion that the zoning regulations provide for adequate sizing of signs; therefore, we cannot support the requested variances.

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 7, 1985

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Newton A. Williams, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

Nicholas B. Commodari Chairman

Bureau of Department of Traffic Engineering State Roads Commissio

MEMBERS

Bureau of Fire Prevention Realth Department Project Planning Building Department Board of Education Zoning Administration Industrial

RE: Item No. 78, Case No. 85-198-A The Colonial Company-Petitioner Petition for Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for hearing scheduled accordingly.

> Very truly yours, Michalias B Commedare/Est NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. Bryon J. Mollica Cardinal Industries, Inc. 2040 S. Hamilton Road Columbus, Ohio 43227

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

November 1, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #78 (1984-1985) Property Owner: The Colonial Company S/WS Whitehead Ct. 383' S/E Security Blvd. District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General Comments:

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

JAM: EAM: FWR: SB

L-SE Key Sheet NW 2 F Topo 95 Tax Map

Maryland Department of Transportation

William K. Hellmann Hal Kassoff

September 28, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Bldg. Towson, Md. 21204

State Highway Administration

Attention: Mr. N. Commodari

ITEM: #78. Property Owner: The Colonial Company Location: S/W side Whitehead Court, 383' S/E Secuirty Blvd. @ Baltimore Beltway (I-695) Existing Zoning: M.L. -IM Proposed Zoning: Variance to allow 2 signs with 606 sq. ft. total (303 sq. ft. per side) in lieu of the required 100 sq. ft., and to permit for the erection of a sign at 40° Ht. in lieu of the required 25' Ht.

Re: ZAC Meeting of 9-25-84

Dear Mr. Jablon:

On review of the site plan and field inspection, the State Highway Administration finds the plan generally acceptable.

However, any additional information or comments regarding the proposed advertising structures should be through Mr. Morris Stein, Chief of Outdoor Advertising @ 659-1642.

Very truly yours,

Acres:

District: 1st

Charle Per Charles Lee, Chief Bureau of Engineering Access Permits By: George Wittman

CL:GW:vrd cc: Mr. J. Ogle Mr. M. Stein (w-attachment)

> My telephone number is (301)659-132 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21263 - 0717

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211 NORMAN E GERBER DIRECTOR

> Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

10/29/84

Re: Zoning Advisory Meeting of 9/25/84 Item # 78"
Property Owner: The Colonial Company
Location: Swis whitehead Court 383'S/E Socurity Blud.

The Division of Current Planuing and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X) There are no site planning factors requiring comment with respect to the signs.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.)Development of this size may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board Landscaping should be provided on this site and shown on the plan-The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. (X)Additional comments:

Landscore Mound requirements, Reserve Cognich Use Calline for sewer allocations, and Curry Reven Group (CRG) pacessing.

R

Fursuant to the advertisement, posting of property, and public hearing on the Petition and it appraring that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ---day of ______, 19____, that the herein Petition for Variance(s) to permit.

CONT. FROM FRONT

2. In order to optimize safe ingress and egress to the site proper from Whitehead Court; we are requesting a ground sign. . Sign 8-8'x12', 282 Sq. Ft. total area (141 Sq. Ft. per side) @ 24' OA Ht. is also requested to alleviate traffic congestion by assisting safe exit from Security Blvd. to Whitehead Court, as site visibility is hindered by topography, site distance from intersection, existing and proposed site uses, and vegetation.

PLEASE NOTE:

1. That the property is in process of reclassification to "BR" and we request that this variance be heard upon reclassification

- 2. Please note that as of this date the site plan is as yet not finalized and is subject to change; therefore, sign locations shown should be considered to indicate general areas of location that is; Sign "B" is a location/ent.sign and will be located near the access to the site off Whitehead Court; Sign "A" is a site identification sign and will be in proximity to the property line adjacent to the 1-695 beltway.
- 3. In addition, it should be noted that since we are not licensed contractors in Baltimore County, Maryland we have not applied for either sign or electrical permits at this time.

LEGAL DESCRIPTION

The SW corner of Whitehead Ct. 383 Sq. Ft. from the SE corner of Security Blvd.; known as lot 2C as shown on the re-subdivision of lot 2C Meadows Industrial Park as recorded amoung the land records of Balt. Cty., in Plat Book E.H.K.Jr. 50, F0L1o 99.

RE: PETITION FOR VARIANCES SW/S of Whitehead Ct., 383' SE of Security Blvd., 1st District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

THE COLONIAL COMPANY,

Petitioner

or final Order.

Case No. 85-198-A

::::::: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary

People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 27th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. Bryon J. Mollica, Cardinal Industries, Inc., 2040 S. Hamilton Rd., Columbus, Ohio 43227, Contract Purchaser.

> Peter Max Tomeron Peter Max Zimmerman

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING DEPARTMENT OF TRAFFIC ENC TOWSON, MARYLAND 21204 STEPHEN E. COLLINS DIRECTOR October 8, 1984 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 72, 73, 75, and 78) ZAC-Meeting of September 25, 1984 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Jablon:

MSF/cam

BUILDING

The Department of Traffic Engineering has no comments for item numbers 72, 73, 75, and 78.

PROPOSED KNIGHTS INN - SECURITY BLVD AT

BELTWAY ALLOWALBE SIGN SQUARE FOOTAGE

UNDER SEC. 413.2 b.

FOR SIGN AFFIXED TO BUILDING WALL

FRONT WALL

Note: Such signs may extend 16' in height

Above any part of roof under Section 413.20.

Traffic Engineering Assoc. II

ALLOWABLE SQUARE

FOOTAGE TIMES

340 S.F.

680 S.F.

380 S.F.

340 S.F.

680 S.F.

340 S.F. 3,400 S.F.

1,100 S.F.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. REINCKE CHIEF September 27, 1984

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: The Colonial Company

Location: SW/S Whitehead Ct. 383' S/E Security Blvd.

Zoning Agenda: Meeting of 9/25/84 Item No.: 78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Call Joseph Approved:

Planning Group Approved:

Planning Group Fire Prevention Bureau

Special Inspection Division

CEB:es

IN RE: PETITION ZONING VARIANCES BEFORE THE SW/S of Whitehead Court, 383' SE of Security Boulevard - * ZONING COMMISSIONER 1st Election District OF BALTIMORE COUNTY The Colonial Company, Case No. 85-198-A

Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

The Petitioner herein requests variances to permit two multi-faced "other business signs" totaling 606 square feet instead of the permitted 100 square feet and that one of those signs be 40 feet in height instead of the permitted 25 feet, as more particularly described on Petitioner's Exhibit 1B.

The Petitioner, by its Contract Purchaser, Cardinal Industries, Inc., appeared and was represented by Counsel. Testifying for the Petitioner was Bryan Mollica, an official in the Land Acquisition Department of Knights Inn, the motel division of Cardinal Industries, Inc. Also appearing for the Petitioner were Tony Corteal, an engineer with STV/Lyon Associates, Inc., and B. F. Seman, a real estate appraiser. There were no Protestants.

estimony indicated that the subject property was zoned M.L. until the repertion of the new Comprehensive Zoning Maps which rezoned the property to the property is located off of Security Boulevard on Whitehead Court, near Be Evay. The surrounding area is entirely commercial and industrial. Cardnal I tristries, Inc. has purchased the site to construct a Knights Inn, a com-摆single-story buildings with 135 rental units. The property's shape is unusual in that it closely resembles a bow tie sandwiched around a proposed Denny's Restaurant (currently under consideration by the County Review Group (CRG)) on one side and the Hilltop Inn on the other. The property does

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON MARYLAND 21204
494-3610

Mr. Arnold Jablon, Zoning Commissioner

The items checked below are applicable:

1407 and Table 1402, also Section 503.2.

struction classification of Table 401.

office, on both signs.

Comments on Item # 78 Zoning Advisory Committee Meeting are as follows:

Property Owner: The Colonial Company
Location: SW/S Whitehead Court 383' S/E Security Blvd.
Existing Zoning: M.L. - IM

All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-

B) A building/ Bign permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Hon-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two

Family use group.of an adjacent lot line shall be of one hour fire resistive

construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to

(I.) Comments - Provide structural calculations for design to this

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.

this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required con-

Proposed Zoning: Variance to allow 2 signs with 606 sq. ft. total (303 sq. ft.

per side) in lieu of the required 100 sq. ft., and to permit

for the erection of a sign at 40' Ht. in lieu of the required 25' Ht.

Office of Planning and Zoning

County Office Building

Towson, Maryland 21204

TED ZALESKI, JR.

Dear Mr. Jablon:

Acres: District: 1st.

with the buildings being only single story in height, the lower elevation of the site does not allow it to be easily seen from either the Beltway or Security Boulevard. Thus, there is a legitimate concern that potential customers will not be able to locate the motel without the larger signs. The poor visibility of the site, coupled with the speed at which the vehicles travel, does not provide much reaction time for them to locate the Knights Inn and safely exit the Beltway or Interstate 70N (I-70N). Therefore, the Petitioner seeks a 13' x 14' identification sign in order to provide sufficient reaction time to exit the

Charles E. Burnham, Chief

Plans Review

September 25, 1984

the south and east of the Hilltop Inn sign, which is approximately the same size. It will not obscure Hilltop's sign and will enable quick recognition and equal visibility. The second sign would be 8' x 12' with a decorative pole 24 feet high and

would be located on Whitehead Court and visible from Security Boulevard. This

highways. The identification sign would be 40 feet high and would be located to

sign will also have a 3' x 2' illuminated price box attached to the pole. These multi-faced signs total 605 square feet, which include both sides of

each sign and the decorative pole of the location sign on Whitehead Court, pursuant to Section 413.5.a, Baltimore County Zoning Regulations (BCZR).

The particular location of this site; its unusual topography, as shown on Petitioner's Exhibits 8 and 9, photographs presented by Mr. Seman; the unusual shap of the property; the location of the Beltway and I-70N high above the site whe commercial and industrial development surrounding it; and the complete lack of residential property anywhere near the site all mitigate in favor of the larger signs. Indeed, the level of competition in the area and the expanse of existing signs, as shown in the photographs, would make it difficult to refuse

December 14, 1984 LEGALNOTICE Newton A. Williams, Esquire The Petitioner seeks relief from Sections 413.2.6 and 413.5.d, pursuant to Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, 204 West Pennsylvania Avenue CELTIFICATE OF PUBLICATION Towson, Maryland 21204 Section 307, ECZR. this ______ day of January, 1985, that the Petition for Zoning Variances to 85-198-A An area variance may be granted where strict application of the zoning permit two multi-faced business signs totaling 606 square feet instead of the Pikesville, Md., Dec. 26 19 84 regulation would cause practical difficulty to the petitioner and his property. NOTICE OF HEARING permitted 100 square feet and that one of those signs be 40 feet in height in-RE: Petition for Variances occupy the Annexed advertisment McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area SW/S Whitehead Court, 383' SE stead of the permitted 25 feet be and the same is hereby GRANTED, from and after The Market on the State for two state of the of Security Boulevard
The Colonial Company - Petitioner
Case No. 85-198-A variance, the petitioner must meet the following: the date of this Order, subject to the following: spaper published in Pikesville, Baltimore 1. whether strict compliance with requirement would unrea-1. The Petitioner may apply for its building permit and be sonably prevent the use of the property for a permitted nty. Maryland before the $rac{16 ext{th}}{}$ granted same upon receipt of this Order; however, Petipurpose or render conformance unnecessarily burdensome; tioner is hereby made aw re that proceeding at this TIME: 1:30 p.m. time is at its own risk u: 1 such time as the applica-2. whether the grant would do substantial injustice to apble appellate process from this Order has expired. If, plicant as well as other property owners in the dis-DATE: Wednesday, January 16, 1985 for whatever reason, this Order is reversed, the Petifirst publication appearing on the trict or whether a lesser relaxation than that applied tioner would be required to return, and be responsible for would give substantial relief; and PLACE: Room 106, County Office Building, 111 West Chesapeake for returning, said property to its original condition. 3. whether relief can be granted in such fashion that the he secend publication appearing on the Avenue, Towson, Maryland spirit of the ordinance will be observed and public safety and welfare secured. BALTIMORE COUNTY, MARYLAND Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974). the third publication appearing on the OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT No. 133287 It is clear from the testimony that if the variances were granted, such use AJ/srl as proposed would not be contrary to the spirit of the BCZR and would not result cc: Newton A. Williams, Esquire ACCOUNT R 01-615-000 THE NORTHWEST STAR in substantial detriment to the public good. People's Counsel After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the require-Cost of Advertisement_ ment the Petitioner seeks relief from here would unduly restrict the use of the 6 117-man 10 upGta 8174F land Adue to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health. ALIDATION OR SIGNATURE OF CASHIER safet, and general welfare. ursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted. DATE. BY BY DA **- 3** -- 4 -BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 PETITION FOR VARIANCES 1st Election District ARNOLD JABLON ZONING COMMISSIONER LOCATION: Southwest side of Whitehead Court, 383 feet Southeast of Security Boulevard January 4, 1985 CERTIFICATE OF PUBLICATION DATE AND TIME: Wednesday, January 16, 1985 at 1:30 p.m. LEGAL DESCRIPTION PETITION FOR VARIANCES PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Newton A. Williams, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204 LOCATION: Southwest side of Whitehead Court, 263 feet Southeast of Security Boule-vard DATE AND TIME: Wednes-day, January 16, 1965 at 1:20 The SW corner of Whitehead Ct. 383 2. Ft. from the SE corner of December 27 Security Blvd.; known as lot 2C as shown on the re-subdivision of lot 2C Meadows The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Industrial Park as recorded amoung the land records of Balt. Cty., in Plat Book E.H.K.Jr. 50, FOLIO 99. THIS IS TO CERTIFY, that the annexed advertisement was RE: Petition for Variances PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Tow-son, Maryland SW/S Whitehead Ct., 383' SE Petition for Variances to allow for two signs with 606 square feet total (303 square feet per side) in lieu of the permitted square footage of 100 square feet total (50 square feet per side), and to allow for the erection of a sign at 40 feet in height in lieu of the 25 feet in height allowed. published in THE JEFFERSONIAN, a weekly newspaper printed of Security Blvd.
The Colonial Company - Petitioner
Case No. 85-198-A The Zening Commissioner of Esitimore County, by authority of the Zening Act and Regulations of Baltimore County, will haid a public hearing:

Petricus for Variances to allow for two signs with 605 square feet total (308 aquare feet per side) in lieu of the permitted square footage of 100 square feet per pide), and to allow for feet per pide), and to allow for and published in Towson, Baltimore County, Md., appearing on December 27 10 84 Dear Mr. Williams: THE JEFFERSONIAN, This is to advise you that \$52.00 is due for advertising and posting lot square feet total (f) square feet per side), and to allow for the erection of a sign at 49 feet in height in lieu of the 25 feet in height allowed.

Being the property of The Colonial Company as shown on the plat filed with the Zoning Office.

In the event that this Pethion is granted, a building permit may be insued within the thirty (30) day appeal period. The Zoning Commission er will, however, entertain any reques; for a stay of the issee ance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above of aRNOLD JABLON, Zoning Commissiones Being the property of The Colonial Company the plat filed with the Zoning Office. This fee must be noted and post returned on the day CERTIFICATE OF POSTING remove sign until day of hearing. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entergood cause shown. Such request must be received in writing this period for hearing set above or made at the hearing. BALTIMORE COUNTY, MARYLAND ZONING DEPARTMENT OF BALTIMORE COUNTY OFFICE OF FINANCE - REVENUE DIVISION e County, Maryland, and 5-19F-A MISCELLALEOUS CASH RECEIPT m 113, County Office Building, District Lot Variance R-01-615-000 Date of Posting 12-31-84 BY ORDER OF ARNOLD JABLON Cost of Advertising 20 co Posted for:

Petitioner: The Charial Company

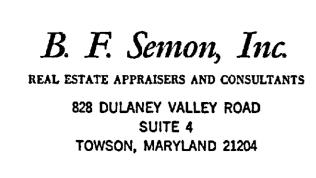
Location of property: SW/S Whitehead Grast, 383' SE of Security Mod.

Location of Signs: Analy west side of Whitehead Court Appear 385'

South lest of Security Bookered ZONING COMMISSIONER Zoning Commissiones of Baltimore County fall RECEIVED Cardinal Industries Inc. OF BALTIMORE COUNTY JLD JABLON Commissioner Posting & Advertising Case No. 85198-A FOR: (The Colonial Company) 8 8 024*****5200:a 517%f Date of return: 1-4-85 Number of Signs: ____

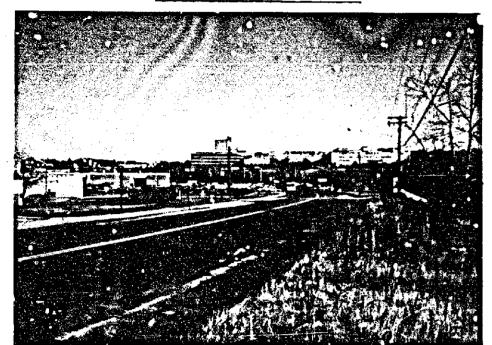
**

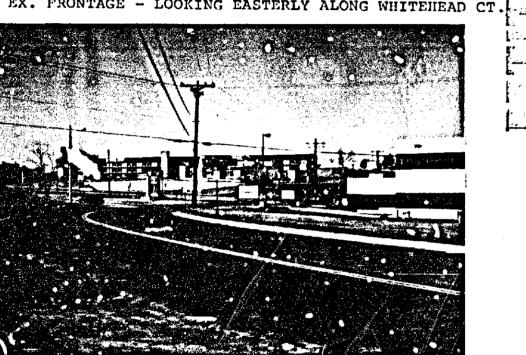
52.



KNIGHT'S INN PROPERTY

OFFICE PHONE: 321-1926 HOME PHONE: 435-4466





EX. FRONTAGE LOOKING WESTERLY ALONG WHITEHEAD CT., SECURITY BLVD. IN BACKGROUND

B. F. Semon, Inc.

REAL ESTATE APPRAISERS AND CONSULTANTS

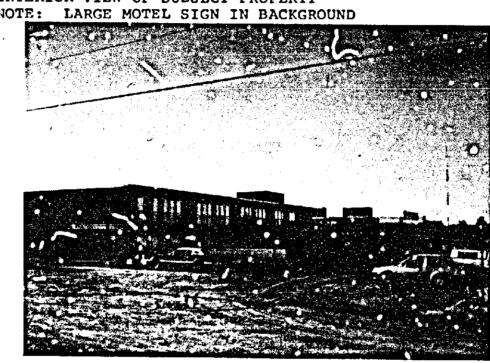
828 DULANEY VALLEY ROAD SUITE 4 TOWSON, MARYLAND 21204

MEMBER: Baltimore County Appraisers Society Real Estate Board of Greater Baltimore National Association of Real Estate Boards





INTERIOR VIEW OF SUBJECT PROPERTY



VIEW OF EXTERIOR MOTEL ADJACENT TO THE SUBJECT PROPERTY

B. F. Semon, Inc.

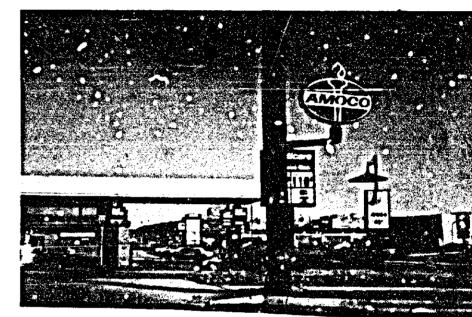
REAL ESTATE APPRAISERS AND CONSULTANTS

828 DULANEY VALLEY ROAD SUITE 4 TOWSON, MARYLAND 21204

OFFICE PHONE: 321-1926 HOME PHONE: 435-4466



VIEW OF EXISTING BEST PRODUCTS BLDG. & FREE STANDING SIGN ON WHITEHEAD ROAD



VIEW OF EXTRA LARGE AMOCO SIGN & LARGE SAVINGS & LOAN SIGN OPPOSITE EACH OTHER AT CORNER OF SECURITY BLVD. & WHITEHEAD RD.

OFFICE PHONE: 321-1926

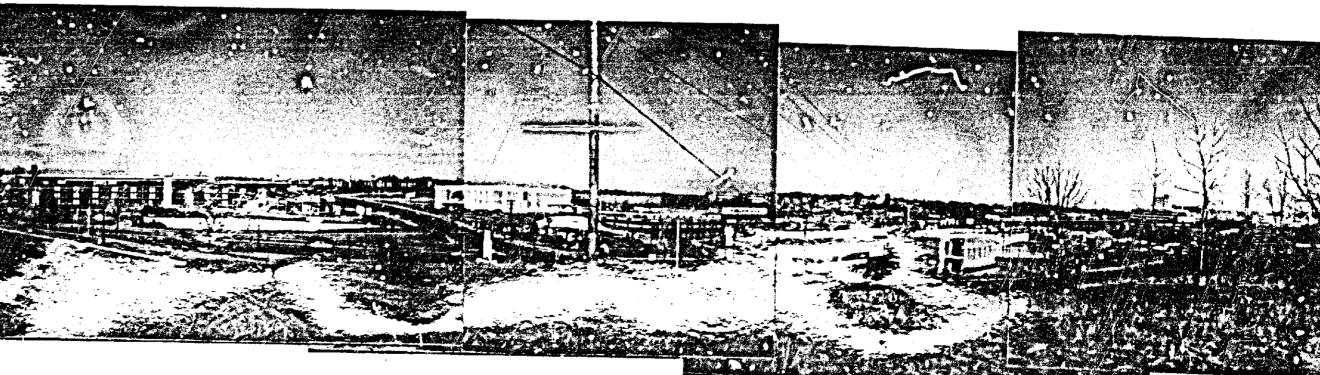
HOME PHONE: 435-4466

B. F. Semon, Inc.

REAL ESTATE APPRAISERS AND CONSULTANTS

828 DULANEY VALLEY ROAD SUITE 4 TOWSON, MARYLAND 21204





G. HILLTOP INN-PARKING

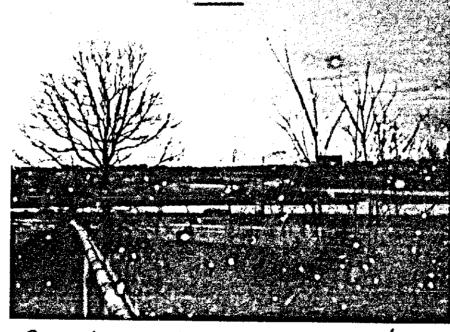
SUBJECT SITE.



A. Existing advacent SIGN SHOWN IN
Profile AA.



C, LOOKING NW across Beltway from proposed siew orea



B. Looking JW across Beltway from area of proposed sign



D. 1.00king South From site toward I-70N overpass

